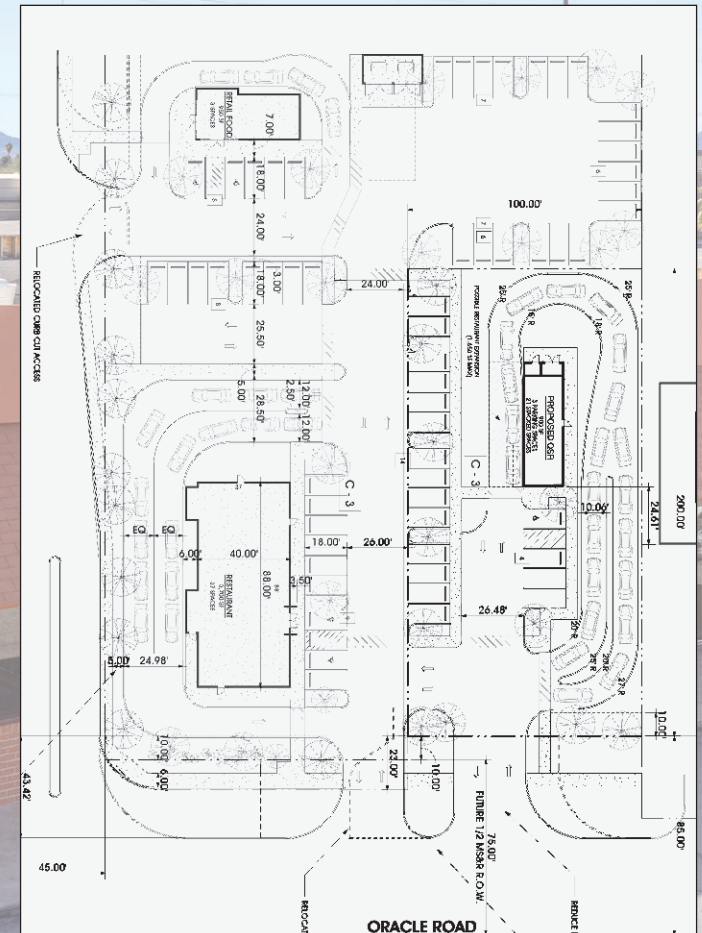


# TWO GROUND LEASE OPPORTUNITIES

4001 & 4025 N Oracle Rd  
Tucson, AZ 85713



CONCEPT PLAN: 2 Double-stacked QSR PADS

Ben Craney

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**NAI**Horizon

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# Property Information



**Property Type:** Retail

**Location:** 4001 & 4025 N Oracle Road  
Tucson, AZ 85713

**Lease:** Contact Broker

**Site Size:** 69,816 SF

**Zoning:** C-3, City of Tucson

**Primary Use:** Restaurant

**Parcel:** 104-09-144E, 104-09-144C

## Property Features

- Oracle Road Frontage
- Established QSR location
- C-3 Zoning, City of Tucson
- High Traffic Counts
- Hard Corner of Oracle Rd and Rodger Rd
- Available Signage

Please Call Brokers for Pricing

Demographics	1 mile	3 miles	5 miles
Population	14,252	103,082	233,249
Avg. Age	36.0	35.2	35.4
Avg. HH Income	\$49,846	\$67,167	\$78,750

Traffic Counts	VPD
Oracle Road	51,284
Roger Road	11,397

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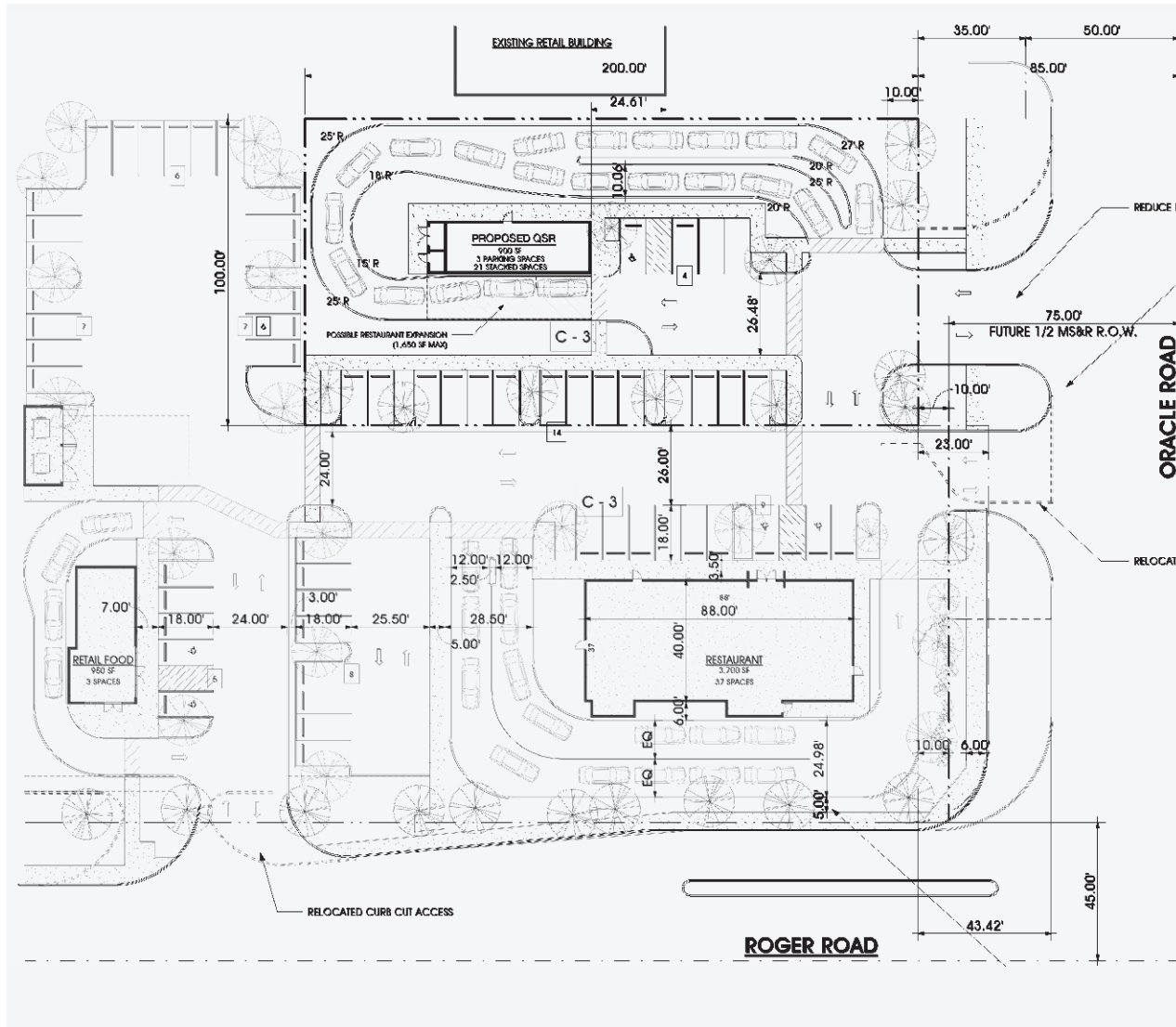
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# Site Plan | Concept Plan



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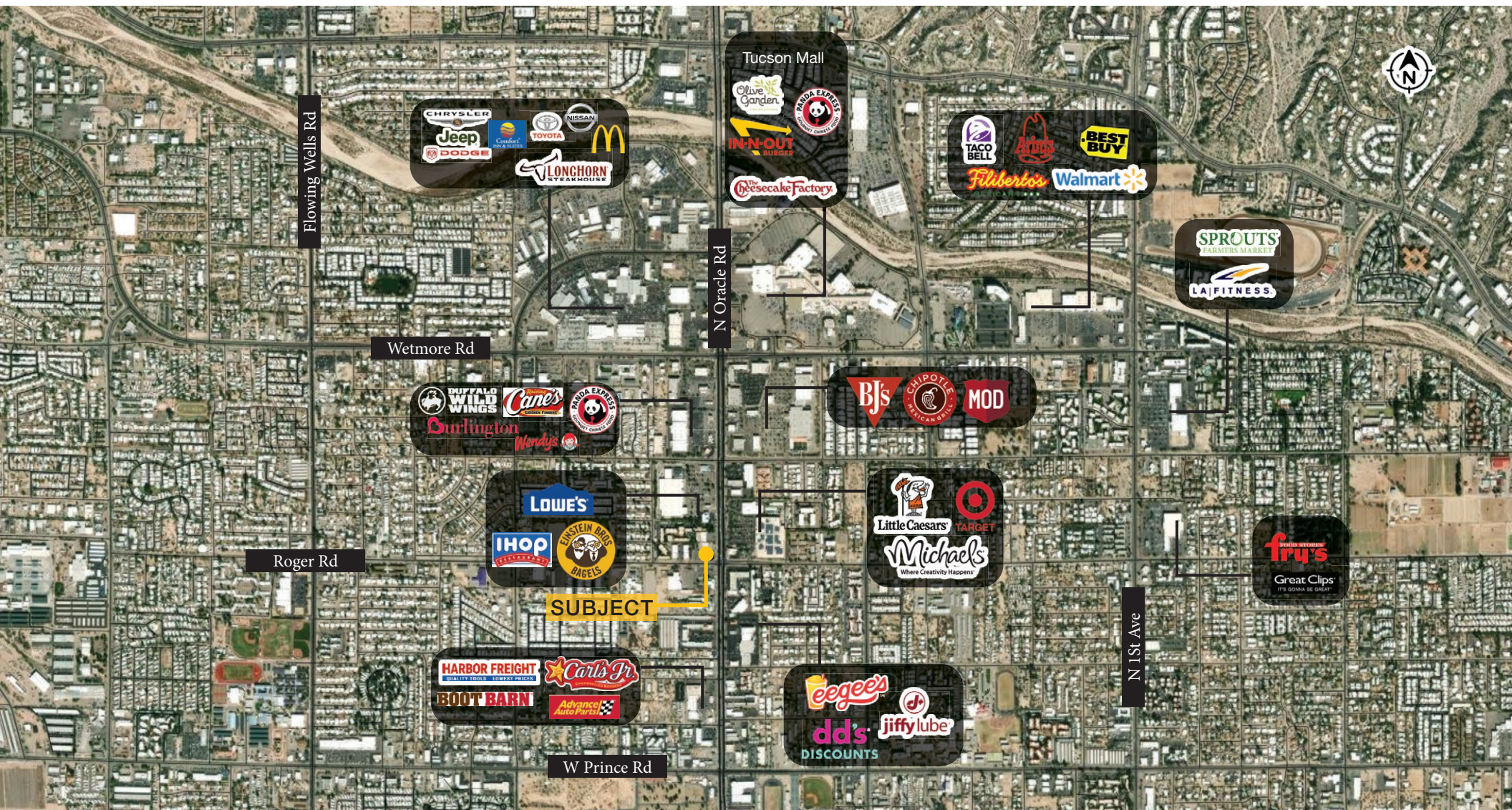
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# Retail Map



T24-04-012

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